

CHAPTER 13 PUBLIC FACILITIES

13.1 WATER SUPPLY

13.1A Setting

DeWitt Center lies within the service area boundaries of the two principal water agencies in the area—Placer County Water Agency (PCWA) and Nevada Irrigation District (NID). Water service is currently provided to DeWitt Center by PCWA.

Placer County Water Agency

PCWA supplies water to approximately 150,000 people in Placer County via residential connections, and serves about 35,000 agricultural, municipal, and industrial connections. While a small amount of groundwater is used to supply PCWA's customers, the primary water sources used by the Agency are the Yuba and Bear Rivers, which flow from Lake Spaulding. PCWA purchases water from this system from Pacific Gas and Electric (PG&E). Additional sources include the American River and the U.S. Bureau of Reclamation Central Valley Project.

PCWA has divided the area within its service boundaries into five separate service zones. DeWitt Center is included in the largest of these zones, Zone 1. This zone covers the area from the community of Bowman to the northern boundary of the City of Roseville. There is also a detached portion of Zone 1 south of the City of Roseville. DeWitt Center is located in "upper Zone 1," which includes the PCWA Bowman and Auburn Water Treatment Plants. These plants obtain their water from PG&E's Wise/South Canal and PCWA's Boardman Canal and supply treated water to the communities of Bowman, Auburn, and Newcastle. The combined capacity of these plants is 12 million gallons per day (mgd).

Total PCWA treated water production in 1999 was 26,416 acre-feet (ac-ft) of water. An acre-foot of water is the volume of water necessary to cover one acre to a depth of one foot. Of this, 25,593 ac-ft of water usage occurred within Zone 1. Projected water usage for Zone 1 in 2000 was 26,300 ac-ft; in 2005 projected water usage for this zone is 32,100 ac-ft. The PCWA Urban Water Management Plan evaluated projected water supplies to Zone 1 in concert with supplies to Zone 5 as both of these zones have the same water supply sources. Projected water supplies available to Zones 1 and 5 in 2000 were expected to be 65,100 ac-ft above demands. Projections for 2005 show an excess supply of 48,300 ac-ft. By 2020, projections show a significant increase in demand, resulting in a reduced excess of supply. However, excess supply of 18,900 ac-ft is still projected. *Table 13.1* displays projected water supply and demands for Zones 1 and 5 through 2020.

Table 13.1
Zones 1 and 5 Projected Water Supply and Demand Comparison

	Projected Annual Amounts of Water (acre-feet)				
	2000	2005	2010	2015	2020
Supply					
PG&E ^b	100,400	100,400	100,400	100,400	100,400
Middle Fork American River	120,000	120,000	120,000	120,000	120,000
Central Valley Project	35,000	35,000	35,000	35,000	35,000
Recycled water ^c	0	0	10,000	10,000	10,000
Subtotals	255,400	255,400	265,400	265,400	265,400
Demand					
PCWA	106,300	123,100	133,000	145,500	162,500
City of Roseville ^d	30,000	30,000	30,000	30,000	30,000
San Juan Water District ^d	25,000	25,000	25,000	25,000	25,000
Northridge Water District ^d	29,000	29,000	29,000	29,000	29,000
Subtotals	190,300	207,100	217,000	229,500	246,500
Surplus or (Deficit)	65,100	48,300	48,400	35,900	18,900

a Zones 1 and 5 are combined into a single table due to having a common water supply.

b Current contract amount is assumed beyond contract term of 2013.

c Assumed amount. Final evaluation of this supply will be completed at a future date.

d Full contract deliveries are shown. Refer to each supplier's Urban Water Management Plan for specific projected demands.

Source: PCWA 2000

Nevada Irrigation District

NID supplies treated and raw (untreated) water for use in agricultural and urban uses, and to support environmental requirements (i.e., minimum pool levels and fish releases). Agricultural water use accounts for nearly 90 percent of the total water supply within NID's system. Treated water is supplied for all urban water uses, including commercial, residential, and municipal. Municipal users include the cities of Grass Valley and Nevada City, which receive bulk raw water from NID. Environmental water uses include requirements that NID maintain a minimum pool of 39,675 ac-ft in its reservoirs and release approximately 7,700 ac-ft annually to preserve fish habitat throughout the watershed.

NID relies on surface water for the provision of both treated and raw water. Water sources are separated into four categories: watershed runoff, carryover storage in surface reservoirs, contract purchases, and recycled water. On average, 206,229 ac-ft of water is produced by runoff throughout the watershed, including snowmelt and rainfall. This volume of runoff is sufficient to provide power generation for PG&E as well as water supply for NID. In dry years, power generation is reduced to ensure sufficient water supply.

Carryover storage refers to the water remaining in NID storage reservoirs at the end of the normal irrigation season. On average, 118,588 ac-ft remain in the reservoirs at the end of September. Environmental needs and "dead storage" require a minimum carryover storage of 39,675 ac-ft, leaving 78,913 ac-ft of usable storage in an average year.

NID and PG&E have a long-standing agreement making 59,631 ac-ft of water available to NID through contract water purchases during a year of normal or above normal precipitation. In

dry years, the maximum amount available for contract purchases is reduced to 23,591 ac-ft. This agreement expires in 2013, but NID staff does not foresee any major changes relative to present operations when this contract is renegotiated. The final water supply source, recycled water, consists of effluent from municipal wastewater treatment plants that is captured and mixed with surface waters.

NID maintains eight water treatment plants with an aggregate capacity of 32.4 mgd. These plants supply treated water to approximately 16,500 connections (as of December 2000). Increases in urban water connections are expected to occur at 1.6% annually, which has been the growth rate for NID urban water connections over the last ten years. NID is planning various expansions to the existing water treatment plants to keep pace with increased demands. Proposed plant expansions would result in a 22 mgd increase in treated water supply by 2020.

Currently, NID total water supply far exceeds the demand. Projected treated water demand for 2000 was 11,364 acre-feet, while treated water supply from the eight treatment plants was approximately 36,295 ac-ft. Overall (treated and raw) water demand was projected to be 159,593 ac-ft, while overall water supply was projected to be 348,815 ac-ft. Both overall and considering treated water only, projected supply was more than twice the projected demand. During past dry water years (drought conditions), NID's supply has been reduced by approximately 15 percent. This reduction in supply has no significant effect on availability of water to NID customers, as the overall supply would still exceed the demand by approximately 130,000 ac-ft. Projected supply and demand through the year 2020 is shown in Table 13.2.

Table 13.2

NID Projected Water Supply and Demand

Totals Comparison (in acre-feet)

Totals	2000	2005	2010	2015	2020
Supply	348,815	336,800	336,600	337,000	337,400
Demand	159,593	161,524	163,965	166,484	169,490
Excess supply	189,222	174,676	172,635	170,516	167,910

Source: NID Urban Water Management Plan October 2001

NID's water supplies for treated water provision in the project area include Rollins Reservoir via the PG&E Bear River Canal/Rock Creek Reservoir and Combie Reservoir via the Combie/Ophir Canal System. The water treatment facility serving this area is located in North Auburn. The design capacity of the plant is 6 mgd. The plant is currently operating at 4 mgd during the summer months (NFA/URS 2002). There are no current plans for expansion of this plant, but it is likely that an expansion of the filtering capacity will occur within eight to ten years (NFA/URS 2002).

Existing Service

PCWA currently supplies water to DeWitt Center through a 16-inch pipeline that travels between a pressure-reducing station on Bell Road to the location of the old DeWitt water treatment plant, which is adjacent to the eastern boundary of the project area. All water supplied to DeWitt passes through a single meter at this location. From the meter, water flows through the DeWitt water system, which is laid out in a grid and consists of 12-inch and 10-inch

mainlines and a series of smaller pipelines. The peak average monthly usage at DeWitt is approximately 400,000 gallons per day (NFA/URS 2002).

In addition, there is a connection between DeWitt's water system and NID's mainline in Atwood Road. This connection is generally closed but can be opened so that NID can supply water to DeWitt Center during an emergency in which PCWA is unable to provide treated water (NFA/URS 2002).

The service boundaries for PCWA and NID overlap in the area containing DeWitt Center and surrounding parcels. In order to consolidate service boundaries and eliminate the overlap, NID and PCWA have been evaluating the potential for reconfiguring those service boundaries. Previous considerations included switching the water provider for the entire DeWitt Center from PCWA to NID. The service adjustments currently under consideration would transfer service for only the western portion of DeWitt Center from PCWA to NID. As DeWitt Center is located within service boundaries for both providers, this transfer would not require annexation. The County would be required to pay hookup costs and capacity fees (Smith pers. comm.).

13.1B Regulatory Framework

California Water Code

Pursuant to the definition of "project" in Section 10912(a)(1-7) of the California Water Code, the proposed DeWitt Government Center Facility Plan is not subject to the requirements of California Water Code Sections 10910 to 10915 (which implement the requirements of Senate Bill 610). The proposed project includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition. The requirements of the water code apply to projects with either a minimum of 250,000 square feet of new office space, employing a minimum of 1,000 persons, or a minimum of 500,000 square feet of new shopping centers or other businesses.

Auburn/Bowman Community Plan

The following *Auburn/Bowman Community Plan* policies from the Community Development Element related to water service and supply are applicable to the DeWitt Government Center Facility Plan project.

Goal III.D.3.a.1. Provide for each resident and business in the plan area an adequate, reliable, and safe water supply at a reasonable cost.

D.3.b.1 Encourage, through allowable densities and distribution of land uses, the maximum feasible usage of treated surface water supplies rather than groundwater supplies as a basis for land development.

D.3.b.2 Encourage continuing cooperation between water supply agencies in order to minimize costs of service and increase reliability of supply and treatment.

Placer County General Plan

The following *Placer County General Plan* policies related to water service and supply are applicable to the DeWitt Government Center Facility Plan project:

- Goal 4.C** To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.
- 4.C.1 The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 4.C.2 The County shall approve new development based on the following guidelines for water supply:
- a. Urban and suburban development should rely on public water systems using surface supply.
 - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
 - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 4.C.3 The County shall encourage water purveyors to require that all new water services be metered.
- 4.C.4 The County shall require that water supplies serving new development meet state water quality standards.
- 4.C.6 The County shall promote efficient water use and reduced water demand by:
- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscape and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 4.C.7 The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 4.C.11 The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.

13.1C Impacts

Significance Criteria

A water supply impact would be significant if any of the following conditions would result with implementation of the proposed project:

- Contamination of a public water supply;
- Substantial degradation or depletion of groundwater resources;
- Substantial interference with groundwater recharge;
- Encouragement of activities that result in the use of large amounts of water;
- Use of water in a wasteful manner;
- Unavailability of water supply to serve the project;
- Unavailability of infrastructure to serve the project; or
- Inadequacy of water volume and/or pressure to serve the project.

Impacts Determined to be Less than Significant

Contamination of a Public Water Supply. Two NID canals exist near the eastern and western boundaries of the project area. Drainage from DeWitt Center is directed to the detention basin in the southern portion of the project area and does not affect these canals. No public water supply will be affected by the proposed project.

Degradation of Groundwater Resources. The proposed project would receive water supply from PCWA and potentially from NID. No wells exist on the project site nor are any proposed with this project. The project is not expected to have a significant impact on groundwater resources; therefore, water volume and pressure would not be affected by the proposed project.

Availability of Water Supply. The proposed project consists of land uses that are consistent with the land uses planned for the project location within the *Auburn/Bowman Community Plan*. New construction will implement water-conservation measures, including more efficient fixtures in new buildings and water-efficient landscaping, which will reduce water supply needs. Both PCWA and NID have the capacity necessary to supply DeWitt Center with treated water service. As stated above, NID currently serves DeWitt Center as a backup to PCWA during emergencies. The NID treatment plant in North Auburn has sufficient unused capacity to serve DeWitt Center on a daily basis, including the additional demand that would be generated by expansions of office space at DeWitt Center (NFA/URS 2002). The County is exploring available opportunities with PCWA and NID to provide water throughout DeWitt Center in the most efficient and cost effective manner.

Residential uses associated with the proposed project will not increase compared to existing uses. The proposed construction includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition, for a net increase of 23,064 square feet of office space. New construction will incorporate water-efficient fixtures and landscaping. It is expected that water supply demands will remain constant.

Availability of Infrastructure. Both PCWA and NID have the infrastructure necessary to supply DeWitt Center with treated water service. NID's nearest water mains are a 12-inch diameter line in Bell Road, the northern boundary of DeWitt Center, and a 10-inch diameter line that runs along Atwood Road, the southern boundary of DeWitt Center.

The County shall install water mains for the Children's Emergency Shelter and Women's Center (CES and WC) projects, which would be extended along Atwood Road and the project access roadway. Specific alignments and sizing requirements would be determined during future review; however this will result in impacts to trees, which are addressed under **CHAPTER 9, BIOLOGICAL RESOURCES**.

A fire-flow analysis was completed by means of modeling the DeWitt water system. Using Cybernet, the hydraulic modeling software currently used by PCWA, the analysis shows that the existing water system is capable of supplying fire flow ranging from 1,500 gallons per minute (gpm) to 2,000 gpm, depending on the location. These flows are at a residual pressure of 20 pounds per square inch (psi). Higher fire flows are limited by head loss within the 8-inch flow meter and the two 8-inch backflow prevention devices. At a flow rate of 2,000 gpm, the pressure loss through the meter and backflow devices are 3 psi and 8 psi, respectively. This assumes that each backflow device carries one-half the total flow. (PCWA 2001.)

13.1D Mitigation Measures

No mitigation is necessary for impacts to water supply resulting from the proposed project.

13.2 WASTEWATER

The Placer County Sewer Maintenance District #1 (SMD) currently provides wastewater collection and treatment services to DeWitt Center. SMD also provides service to all surrounding developed parcels (NFA/URS 2002).

13.2A Setting

Sewage generated at DeWitt Center is collected in the DeWitt trunk line and conveyed to the SMD Wastewater Treatment Plant 1 (Plant 1) on Joeger Road in Auburn. The previous capacity of Plant 1 is 1.75 mgd. Improvements recently completed at Plant 1 increased capacity to 2.0 mgd. However, the primary objective of the recent improvement project was to reduce the levels of ammonia in the treated water, in compliance with new regulations of the State Regional Water Quality Control Board. These improvements were completed in early 2003 (Wood pers. comm.).

SMD is currently conducting analysis of the capacity of the DeWitt trunk line. The preliminary results of this analysis show that the trunk line has sufficient capacity to serve DeWitt Center and surrounding areas, with some additional capacity available for increases in demand as planned in the *Placer County General Plan* and *Auburn/Bowman Community Plan*. One factor limiting the capacity of the trunk line is the inflow and infiltration of ground and surface water. SMD has an ongoing inflow and infiltration reduction program to ensure that capacity remains available for existing SMD customers and a limited amount of growth in the area (NFA/URS 2002).

The *Auburn/Bowman Community Plan* EIR (Placer County 1994) anticipated future improvements to Plant 1 that would increase the capacity of that plant to 3.5 mgd by 2006. However, changing requirements of the State Water Quality Control Board regarding effluent and water treatment have necessitated that improvements to the plant concentrate on providing additional treatment for the existing volume of water, rather than increasing the capacity of the plant (NFA/URS 2002). As with the recent improvement project, SMD will include gradual capacity improvements with other improvement projects to reach the 3.5-mgd capacity at buildout, which is expected to come after the year 2006 (NFA/URS 2002).

13.2B Regulatory Framework

Auburn/Bowman Community Plan

No policies from the *Auburn/Bowman Community Plan* related to wastewater are applicable to the DeWitt Government Center Facility Plan project.

Placer County General Plan

The following *Placer County General Plan* policies related to wastewater are applicable to the DeWitt Government Center Facility Plan project.

- Goal 4.D** To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.
- 4.D.1 The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided.
- 4.D.2 The County shall require proponents of new development within a sewer service area to provide written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.
- 4.D.4 The County shall promote efficient water use and reduced wastewater system demand by:
- Requiring water-conserving design and equipment in new construction;
 - Encouraging retrofitting with water-conserving devices; and
 - Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

13.2C Impacts

Significance Criteria

A wastewater impact would be significant if either of the following conditions would result with implementation of the proposed project:

- Inability of sewer trunk lines to accommodate wastewater flows; or
- Insufficient capacity at the Wastewater Treatment Plant to serve the proposed project.

Impacts Determined To Be Less than Significant

Sewer Trunk Line Capacity. The existing sewer trunk line that would serve the proposed project is nearing capacity due to inflow and infiltration of ground and surface water.

However, the SMD has an ongoing inflow and infiltration reduction program that will maintain and increase capacity in the DeWitt line, providing adequate capacity for DeWitt Center (NFA/URS 2002). The project applicant shall install onsite and offsite sewage collection improvements as required. For the CES and WC projects, the line would be extended along Atwood Road and the project access roadway; specific alignments and sizing requirements will be determined during future review. The proposed construction includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition, for a net increase of 23,064 square feet of office space. It is expected that wastewater treatment needs will remain constant due to the minimal increase in square footage associated with this project and the use of water-efficient fixtures in new construction.

Wastewater Treatment Plant Capacity. The treatment plant currently has the capacity to serve the proposed project. Necessary improvements to the treatment plant were identified in the *Auburn/Bowman Community Plan* EIR. These improvements will continue to increase the capacity of the plant through the year 2006. The proposed project will not have a significant impact on wastewater treatment plant capacity as the project proposes to construct only 23,064 square feet more than will be demolished and to add 180 staff by 2010. The County shall pay the required fees for connection.

Improvements to and ongoing operations of Plant 1 are funded through connection fees. Connection fees for office space are based on “equivalent dwelling units” (EDUs). For single-family dwellings, the connection fee is \$4,665 per EDU. SMD has developed formulas for determining the number of EDUs that a particular development will include, depending on the use of the new development. In an office where restrooms are available only to the employees, every toilet is considered 0.286 EDUs, and every urinal is considered 0.143 EDUs. In an office where restrooms are used primarily by the employees but are available to the public, every toilet is considered 0.5 EDUs and every urinal is considered 0.214 EDUs. SMD would analyze site plans to determine the numbers of toilets and urinals to be included and base the connection fee on that analysis. Any new construction of office space at DeWitt Center would require payment of these connection fees. In addition, SMD charges a maintenance and operation fee to each customer. Currently, those fees are \$44.75 per month and are assessed annually. Any new development that is located on currently undeveloped land, or that results in more square feet of building space than what was demolished will be subject to these fees.

The proposed construction includes approximately 224,312 square feet of new construction and approximately 200,976 square feet of building demolition, for a net increase of 23,064 square feet of office space. Furthermore, new construction will implement water-conservation measures, including more efficient fixtures that also will reduce wastewater treatment needs. It is expected that wastewater treatment needs will remain constant.

13.2D Mitigation Measures

No mitigation is necessary as these incremental increases in wastewater treatment demand associated with the proposed project are less than significant.

13.3 FIRE PROTECTION

13.3A Setting

The Placer Consolidated Fire Protection District (PCFPD) currently provides fire protection services to DeWitt Center. The nearest firehouse is Station #1, located at 11645 Atwood Road, at the southeastern boundary of DeWitt Center.

The PCFPD consists of full-time and volunteer personnel who provide fire protection and prevention services, emergency medical services, and hazardous materials response to DeWitt Center. A total of 23 full-time personnel and 20 volunteers are based out of Station #1. The station is staffed 24 hours per day by four full-time personnel. The station is equipped with two type 1 engines, two type 3 engines, a 3,000-gallon water tender, a ladder truck, and a rescue squad (NFA/URS 2002). Station 2, located at the intersection of Crater Hill and Wise Roads, provides backup to Station 1. The Insurance Service Office (ISO) assigns ratings to project locations that reflect the level of fire protection services expected in a given area. These ratings are based on the proximity of the area to a fire station and the ability of the fire station to provide services to the area. The rating considers factors such as the staffing at the fire station, the proximity of the fire station, the equipment on the fire engines at the station, and the ability of the station to deliver water to the project location, either with hydrants or portable water tenders (North Fork Associates 2002). The ISO rating for DeWitt Center location is a 4 (NFA/URS 2002). The response time from this station is approximately 1–3 minutes (NFA/URS 2002). The PCFPD receives the highest percentage of calls originating at DeWitt Center from the health care and detention facilities at the Center (NFA/URS 2002).

13.3B Regulatory Framework

Auburn/Bowman Community Plan

The following *Auburn/Bowman Community Plan* policies from the Community Development Element related to fire services are applicable to the DeWitt Government Center Facility Plan project.

- Goal III.D.4.a.1.** Provide fire safety through increased emphasis upon fire prevention programs, fire code enforcement and fire safety education.
- D.4.b.2 Control fire losses and protection costs through continued emphasis upon automatic fire detection, control, and suppression systems.
- D.4.b.3 Continue and strengthen automatic aid agreements to take maximum advantage of cost savings and improved services available through the joint use of existing public resources.

Placer County General Plan

The following *Placer County General Plan* policies related to fire services are applicable to the DeWitt Government Center Facility Plan project.

- Goal 4.I** To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

- 4.I.1 The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization [ISO] ratings):
- a. ISO 4 in urban areas
 - b. ISO 6 in suburban areas
 - c. ISO 8 in rural areas
- 4.I.2 The County shall encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls):
- a. 4 minutes in urban areas
 - b. 6 minutes in suburban areas
 - c. 10 minutes in rural areas
- 4.I.3 The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
- 4.I.9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.
- Goal 8.C** To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.
- 8.C.3 The County shall require that new development meet state, county, and local fire district standards for fire protection.
- 8.C.4 The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

13.3C Impacts

Significance Criteria

A fire protection impact would be significant if any of the following conditions would result with implementation of the proposed project.

- Physical prevention of the routine extension of fire protection and emergency service to the project;
- Creation of a physical obstacle preventing the provisions of fire protection activities;
- Any physical interference with emergency response or emergency evacuation plans; or
- Any conflict with the PCFPD's ability to provide fire protection services.

Impacts Determined to be Less than Significant

Physical Prevention or Obstacles to Provision of Fire Protection Services. The design of the proposed project will not create any obstacles to the provision of fire protection services to the project or to surrounding land/land uses. Adequate roadway access is provided to all portions of DeWitt Center, primarily via Richardson Drive and First Street. No additional emergency access is needed. All new structures will provide adequate access for fire equipment to building interiors.

Physical Interference with Emergency Response or Emergency Evacuation Plans. Because there will not be a significant change to existing circulation, the proposed project is not expected to create any interference with emergency response or emergency evacuation plans. Roadway capacities are sufficient to allow emergency evacuation of DeWitt Center.

Ability to Meet Increased Demand for Fire Protection Services. With an ISO rating of 4, and the fast response time, fire protection services to DeWitt Center are within the standards established in Policies 4.I.1. and 4.I.2. of the *Placer County General Plan*.

As DeWitt Center expands, PCFPD does not anticipate any adverse impacts on the District's ability to provide fire protection services to DeWitt Center or surrounding parcels (NFA/URS 2002). Should DeWitt Center's plans include expansion of care and/or detention facilities, consultation with the PCFPD is recommended to ensure that appropriate fire protection planning can be included as a part of the development of such facilities.

Fire hydrants will be located at a minimum of every 500 feet of roadway in areas of new construction. The 1994 Uniform Fire Code requires that fire hydrants are capable of providing a minimum of 1,000 gpm at 20 psi.

Facilities shall be designed to meet conditions specified by the PCFPD for commercial sites and commercial buildings, which would be verified prior to issuing building permits. This will include fire safety measures such as:

- Cleared zones within 30 feet of all structures,
- Use of fire retardant roofing and siding materials on all structures, and
- Automatic sprinklers in any building with at least 3,600 square feet.

13.3D Mitigation Measures

No mitigation is necessary for impacts to fire protection as a result of the proposed project.

13.4 LAW ENFORCEMENT**13.4A Setting**

The Placer County Sheriff's Department, which currently provides law enforcement services to DeWitt Center, is housed in the northern portion of DeWitt Center (in the location of the proposed Land Development Building). Approximately 26 deputies are based out of the office. The crime rate classification for DeWitt Center and the surrounding area is low.

An officer regularly patrols DeWitt Center area 24 hours per day. The on-duty officer should be able to respond to any call from DeWitt Center within 5 minutes. Anticipated average response times for emergency calls is approximately 1–2 minutes (NFA/URS 2002).

13.4B Regulatory Framework

Auburn/Bowman Community Plan

The following *Auburn/Bowman Community Plan* policy related to law enforcement services is applicable to the DeWitt Government Center Facility Plan project. This policy is found in the Community Development Element of the Community Plan.

Goal III.D.5.a.1. Provide public protection services which are appropriate for the urban and rural development proposed by the community plan, increasing the level of such services as development occurs.

D.5.b.2 Adequately finance public protection agencies' needs for facilities, expansion, staffing, and equipment to correspond to Plan area growth and development.

Placer County General Plan

The following *Placer County General Plan* policies related to law enforcement services are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.H To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county.

4.H.1 Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

- a. 1:1,000 for unincorporated areas
- b. 1:7 for jail population
- c. 1:16,000 total county population for court and civil officers

4.H.2 The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

- a. 6 minutes in urban areas
- b. 8 minutes in suburban areas
- c. 15 minutes in rural areas
- d. 20 minutes in remote rural areas

4.H.3 Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.

4.H.4 The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

- 4.H.5 The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

13.4C Impacts

Significance Criteria

A law enforcement impact would be significant if any of the following conditions would result with implementation of the proposed project:

- Physical prevention of the routine extension of law enforcement service to the project,
- Creation of a physical obstacle preventing the provision of law enforcement activities, or
- Any conflict with the ability of the Sheriff's Department to provide law enforcement services.

Impacts Determined to be Less than Significant

Physical Prevention or Obstacles to Provision of Law Enforcement. The design of the proposed project will not create any obstacles to the provision of law enforcement services to the project or to surrounding land/land uses. Adequate roadway access is provided to all portions of DeWitt Center, primarily via Richardson Drive. No additional emergency access is needed.

Ability to Meet Increased Demand for Law Enforcement Services. The staffing level and response times meet the requirements for law enforcement established in Policies 4.H.1. and 4.H.2. of the *Placer County General Plan*. The crime rate in the vicinity of the project is relatively low – between January 1 and December 15, 2002, there were approximately 817 calls for service within a half-mile radius of the proposed project (Beverly pers. comm.). The average response time to priority one calls in this general area was 47 seconds, and just over seven minutes to priority two calls (Beverly pers. comm.). The development of the DeWitt Government Center Facility Plan project will represent an incremental increase in demand for law enforcement services by adding 180 staff by 2010. Of these 180 new staff, 22% will be in the Sheriff's office. This does not represent a significant impact.

The Plan includes construction of a new Auburn Justice Center, which will provide office space for the Sheriff's Department, including the divisions of Administration, Support Services, Field Services, Communication Services, and other support staff. The portions of the Office of the District Attorney and the Probation Department also will be located in the new building. The ancillary building will provide space for training, range, and storage facilities. Components of the proposed Auburn Justice Center include the public lobby, a break room, meeting and conference rooms (for both internal department and public use), 911 dispatch and radio rooms, evidence storage, lab, shooting range, vehicle maintenance, weapons armory, and satellite dishes and antennas. Rather than creating any restrictions on providing law enforcement services, the consolidation of the Sheriff's Department should facilitate more efficient provision of service to DeWitt Center and throughout the County.

13.4D Mitigation Measures

No mitigation is necessary for impacts to law enforcement as a result of the proposed project.

13.5 SCHOOLS

13.5A Setting

DeWitt Center is located within the Auburn Union Elementary School District (AUSD) and the Placer Union High School District (PUHSD). These school districts are currently over-crowded, operating at 16% and 36% over the designed enrollment capacity of its schools, respectively. (Kraft pers. comm.)

AUSD recently released its *School Facility Fee Justification Report for Residential, Commercial & Industrial Development Projects*, which states that the per-pupil cost for providing the necessary facilities for this district is \$19,835 (School Facility Consultants 2000). The report assumes that two-thirds of kindergarten through 8th grade students generated by new development will fall within grades K through 5, and the remaining one-third will enroll in grades 6 through 8. There is a current need for a new middle school as a result of recent growth. (Kraft pers. comm.)

According to Placer County Office of Education, the average cost of providing high school facilities for grades 9 through 12 is \$20,000 per student. PUHSD is currently constructing one new high school in Foresthill to accommodate new growth. (Allen pers. comm.)

DeWitt Center houses some educational facilities onsite as part of the Juvenile Court and Community Schools (JCCS) program. This program is a cooperative effort of the Placer County Office of Education, local school districts, the Placer County Probation Department, and the Placer County SMART (Special Multi-Agency Administration and Resource Team). Students served by the JCCS programs have been referred by the Probation Department, are wards of the Juvenile Hall, have been placed in the Placer County Children's Receiving Home, or are participants at the day treatment school for emotionally disturbed children (Placer County Office of Education 2003). Juvenile Hall wards receive instruction within the Juvenile Hall facility; Alder Grove School provides education to students under the management of the Probation Department; Sierra Vista School serves the needs of emotionally disturbed children; and the Department of Health and Human Services operates a school for residents of the Children's Receiving Home.

13.5B Regulatory Framework

Auburn/Bowman Community Plan

The Community Development Element of the *Auburn/Bowman Community Plan* contains policies related to schools that apply to residential development. The *Auburn/Bowman Community Plan* does not contain school-related policies applicable to the DeWitt Government Center Facility Plan project.

Placer County General Plan

The following *Placer County General Plan* policies related to schools are applicable to the DeWitt Government Center Facility Plan project.

Goal 4.J To provide for the educational needs of Placer County residents.

4.J.10 The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a

mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impact.

13.5C Impacts

Significance Criteria

An impact to schools would be significant if any of the following conditions would result with implementation of the proposed project:

- Inconsistency with established educational uses of the area;
- Conflict with the area school district's ability to provide educational opportunities; or
- Substantial increase in the population and consequent school enrollment in any district that is near or over capacity. (A substantial increase is defined as a sufficient number of students to require approximately one or more new classrooms).

Impacts Determined to be Less than Significant

Inconsistency with Established Educational Uses. Surrounding land uses will not change. Although there are several school facilities located at the project site, they are included in the relocation plans for the proposed project. Construction of an educational facility is included for the proposed CES project.

Conflict with the Area School District's Ability to Provide Educational Opportunities. The proposed demolition area includes Sierra Vista School and Alder Grove School. The County will work with the Placer County Office of Education and other administering agencies to understand the specific facility needs of these schools and will assist in identifying alternative locations for these facilities.

Substantial Increase in the Population and Consequent School Enrollment in any District that is Near or Over Capacity. The proposed plan would accommodate 180 new employees by 2010. However, the South Placer County Justice Center project will result in the transfer of 249 staff, resulting in a net decrease in staff at DeWitt Center of 69 personnel by 2010. Because student generation rates for office developments are based on changes in staffing, it is expected that the transfer will result no change to enrollments by 2010.

13.5D Mitigation Measures

No mitigation is necessary for impacts to utility services resulting from the proposed project.

13.6 UTILITY SERVICES

13.6A Setting

Electric and Natural Gas

PG&E provides both electricity and natural gas to DeWitt Center. The nearest PG&E substation is the Rock Creek station, located northeast of the intersection at State Route 49 and Bell Road. Electricity is delivered to DeWitt Center from this substation through both overhead and underground power lines. In addition, natural gas pipelines exist in both Bell and Atwood Roads. DeWitt Center's primary natural gas feed comes from the line in Atwood Road, with a

minor amount of natural gas reaching DeWitt Center via Bell Road (NFA/URS 2002). Natural gas primarily supplies power for water heating, space heating, and cooking for the residential and office land uses throughout DeWitt Center. Natural gas is also used as fuel for some public buses, which can refuel at the Placer County Refueling Station in the DeWitt Center.

DeWitt Center has various standby generators for backup power in case of an emergency, but none of these are considered to have “co-generation” capability. There are six stationary generators and several “trailer mount” generator units available at DeWitt Center. The stationary generators are each dedicated to a specific building and will provide electricity to those buildings if PG&E power is lost. The generators contain an automatic transfer switch that will trigger the generator to power the building at the moment that PG&E power is lost. Stationary generators are located at the Finance Administration Building, the Main Jail, the Jail Kitchen, the Juvenile Hall, and the Children’s Receiving Home. The sixth is located at Building 7, which is the former location of the County’s 911 call-center. This facility has been relocated. The generator at this building is not necessary and could be relocated (NFA/URS 2002). In addition, the County has several trailer mount units which can be transported and installed when and where emergency power is needed.

The emergency power generators are regularly maintained by both the Department of Facility Services and an outside contractor. Electricians at the Department of Facility Services perform regular tests to ensure that the generators are running properly and to check fluid levels. The outside contractor performs the more intensive maintenance tasks, including replacing worn belts and other parts (NFA/URS 2002).

California experienced an energy supply shortage during the spring and summer of 2001. This crisis was defined by rapidly increasing energy costs in portions of the state as well as periodic blackouts and the potential for rolling blackouts. These events have focused greater attention on the need for energy conservation. The California Public Utilities Commission is sponsoring a continued advertising campaign to encourage energy conservation both at home and in the office. While PG&E is not an active part of this advertising campaign, the company does recommend that energy conservation techniques be implemented. The Department of Facility Services is investigating several opportunities for co-generation installations, such as photovoltaic panels for the Detention Facility and the Finance Administration Building.

PG&E filed for Chapter 11 bankruptcy protection in 2002. The company filed a Plan of Reorganization on September 20, 2002, which is still undergoing the approval process. This plan will ensure that service provision, reliability of service, and costs to power consumers are not changed. According to the company, “Retail customers of Pacific Gas and Electric Company will continue to receive all of the same electric and natural gas services they currently receive. The Plan of Reorganization does not ask the court to raise customer electricity or gas rates. The company will continue to be regulated by the California Public Utilities Commission.” (http://www.pge.com/006_news/current_issues/por/distribution.shtml, accessed on April 15, 2003).

Energy Conservation. PG&E encourages energy conservation through the building design process. PG&E offers a rebate program for new buildings that are designed with energy efficient technologies, such as north-south orientation to take advantage of natural lighting and insulation beyond the minimum requirements to reduce the use of heating and cooling systems.

PG&E does not currently operate any alternative energy programs (i.e., rebates for installation of solar power collectors).

Undergrounding. As development and redevelopment occurs at DeWitt Center, the County must underground any new and existing power lines in the vicinity of the development activities, in compliance with *Placer County General Plan* Policy 4.A.4 and Implementation Program 4.5, as well as Policy III.C.3.a.12 of the *Auburn/Bowman Community Plan*. Any plans for future development at DeWitt Center will consider this requirement.

Emergency Generators. It is anticipated that as new construction occurs at DeWitt Center, the need for additional emergency generators will be assessed for each new building. The new Auburn Justice Center is an “essential services” facility and will require the installation of an emergency power supply to ensure continuity of emergency services and the administration of public safety. As additional generators are added, they will be included in the County’s maintenance programs for the existing generators.

Telephone Service

SBC (formerly Pacific Bell) is the primary provider of local telephone service for DeWitt Center. The rapid expansion in demand for telephone lines and numbers for such things as facsimile machines, dedicated internet connections, and wireless telephones has led to some concern over the continued availability of new telephone numbers. SBC has no projections as to when a shortage of numbers will become critical. By continuing to introduce new area codes and split prefixes, SBC anticipates that supply will be able to keep pace with demand in the foreseeable future (NFA/URS 2002).

13.6B Regulatory Framework

Auburn/Bowman Community Plan

The Community Development Element of the *Auburn/Bowman Community Plan* contains policies related to utilities that apply to residential development. The *Auburn/Bowman Community Plan* does not contain utility-related policies applicable to the DeWitt Government Center Facility Plan project.

Placer County General Plan

The following *Placer County General Plan* policies related to electricity, natural gas, and telephone service are applicable to the DeWitt Government Center Facility Plan project.

- Goal 4.A** To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.
- 4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
 - a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and

- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

4.A.4 The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.

Goal 4.B To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

4.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

4B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.

4.B.3 The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on countywide facilities and services.

13.6C Impacts

Significance Criteria

An impact to utility services would be significant if any of the following conditions would result from implementation of the proposed project:

- Encouragement of activities that result in the use of large amounts of electricity or natural gas;
- Use of electricity or natural gas in a wasteful manner;
- Any projected demand for electricity or natural gas that exceeds the supply;
- Any unresolved difficulty with conveyance of electricity or natural gas to the project site; or
- Any physical prevention of the routine extension of utility services (i.e., telephone service) to the project site.

Impacts Determined to be Less than Significant

Availability of Utility Services. Implementation of the proposed DeWitt Government Center Facility Plan project would result in an increased demand for utility services provided by PG&E and SBC. Impacts are considered to be less than significant since the proposed plan would result in a net increase of only 23,064 square feet. The new construction will include more energy-efficient fixtures and appliances than currently exist in the buildings to be demolished. The proposed plan would accommodate 180 new employees by 2010. This incremental increase in demand for phone service does not exceed projections for development under the *Auburn/Bowman Community Plan*. The County also shall provide necessary easements, if required, for the installation of utility services to the proposed construction sites and shall be responsible for any costs associated with the installation of these services.

Given the recent energy supply shortage in California, it also is important that the proposed new construction incorporate energy-efficient technologies. As discussed in **CHAPTER 7, AIR QUALITY**, the County proposes several methods of ensuring energy efficiency, including:

- Landscaping with drought-resistant species to reduce the demand for landscape maintenance equipment.
- Incorporation of energy-efficient technology into office and residential construction (e.g., insulations, window glazing, ventilation, and skylights).
- Use of energy-efficient heating and cooling units that exceed the California Energy Commission (CEC) minimum efficiency criteria.

Availability of Infrastructure for Utility Services. Service is currently provided to DeWitt Center via existing infrastructure, which is sufficient to provide service to the proposed project. Electricity, natural gas, and telephone lines will be extended to the CES and WC project sites. Specific alignments for those lines will be determined during future review.

Lines that are currently above ground are required to be undergrounded during new construction in compliance with *Placer County General Plan* Policy 4.A.4 and Implementation Program 4.5, as well as Policy III.C.3.a.12 of the *Auburn/Bowman Community Plan*. This will be implemented as part of the proposed project.

13.6D Mitigation Measures

No mitigation is necessary for impacts to utility services resulting from the proposed project.

13.7 SOLID WASTE

13.7A Setting

The Auburn Placer Disposal Service currently provides solid waste collection services. Collected solid waste is transported to the Western Regional Sanitary Landfill (WRSL) and Material Recovery Facility (MRF) in western Placer County.

DeWitt Center has 42 trash containers of various sizes to serve the County departments and private businesses that lease space at DeWitt Center. Table 13.3 displays the sizes and service frequency of these containers.

Table 13.3
Solid Waste Service

Number of Containers	Size of Containers (cubic yards)	Service Frequency per Week (Number of Containers at Pickup Frequency)				
		One	Two	Three	Five	Six
1	1	1				
7	2	6			1	
10	3	6	2	3		
11	4	2	5	2		1
3	5	2				1
1	6	1				
1	7	1				
8	90 ¹	8				

¹ Measured in gallons, rather than cubic yards.

In addition, Auburn Placer Disposal Service provides DeWitt Center with one 20-cubic yard “on-call” debris box for each of the following types of debris: garbage, cardboard, metal, wood, and newspaper. These boxes are located throughout DeWitt Center. As each box becomes full, a call is placed to Auburn Placer Disposal Service to request that the box be exchanged with an empty one. Service is provided the next day. The County is charged each time that the garbage, metal, or wood box is exchanged. There is no charge for the cardboard or newspaper boxes (NFA/URS 2002).

DeWitt Center has several recycling bins, which are emptied by Auburn Placer Disposal Service once per week. There are seven bins for recycling office paper, with a total capacity of 37 cubic yards; three bins for cardboard, with a total capacity of 16 cubic yards; and one bin for newspaper, with a capacity of three cubic yards.

The current estimated life span for the WRSL is 2025. Western Placer Waste Management Authority has prepared an EIR for an application to increase the height and depth of the WRSL to increase the projected lifespan to 2052. This anticipated lifespan is based on growth projections for the County contained in the *Placer County General Plan*. The application process is ongoing—a notice of availability for the DEIR was circulated January 16, 2003 (http://www.sacbee.com/01-16-2003/classads/notices/legal_notices, accessed on April 16, 2003).

13.7B Regulatory Framework

Auburn/Bowman Community Plan

The *Auburn/Bowman Community Plan* from the Community Development Element does not address solid waste specifically.

Placer County General Plan

The following *Placer County General Plan* policies related to solid waste collection are applicable to the DeWitt Government Facility Center Plan project.

- Goal 4.G** To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.
- 4.G.1 The County shall require waste collection in all new urban and suburban development.
- 4.G.2 The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 4.G.7 The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.
- 4.G.9 The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

13.7C Impacts***Significance Criteria***

Impacts to solid waste would be considered significant if any of the following conditions would result with implementation of the proposed project:

- A breach of state or local standards relating to solid waste or litter control; or
- Generation of a volume which cannot safely be handled by existing service or accommodated at the landfill.

Impacts Determined to be Less than Significant

Compliance with State or Local Standards for Solid Waste or Litter Control. As growth occurs at DeWitt Center, additional trash containers may be added to the Center by calling the Auburn Placer Disposal Service office. The County or business requesting the service would be responsible for payment at the service rates in existence at the time of service. The WRSL and MRF comply with state standards.

Availability of Landfill Capacity. The proposed project would construct a net increase of 23,064 square feet of office space, accommodating an additional 180 employees by 2010. Based on 1,917 employees accommodated at the existing site, this represents a 9.4% increase in solid waste generation at the site. According to California Integrated Waste Management Board (CIWMB) data, public administration represented 1.7% of the waste stream generated (that is, including materials that may be diverted by materials recovery measures) by the business sector in unincorporated Placer County in 1999 (www.ciwmb.ca.gov/wastechar/JurisSel.asp, accessed on April 16, 2003). This incremental increase is very slight based on the percentage for the proposed project in the context of unincorporated Placer County waste generation. Furthermore, the landfill has sufficient capacity to meet this increased demand.

The western and central portions of the project area, in the vicinity of the proposed sites for the CES and WC, has been used for solid waste and green waste disposal in the past. Prior to any excavation or earthwork, an appropriate geotechnical consultant shall be retained to classify the

existing materials and make recommendations for handling, treatment, and disposal. Depending on the composition of the soils and materials within the waste piles, some material may be incorporated onsite into engineered fill, while other material may require disposal at the Placer County WRSL. The potential for hazardous materials to be contained within these waste piles is addressed in **CHAPTER 14, HAZARDS AND HAZARDOUS MATERIALS**.

13.7D Mitigation Measures

No mitigation is necessary for impacts to solid waste collection and disposal.

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